

# Carsington Road

Hilton, Derby, DE65 5PA



A modern, recently built semi-detached property having a master bedroom with en suite, two further bedrooms, lounge/diner, guest cloakroom, contemporary kitchen, off-street parking and a larger than average garden. Ideal for a first time buyer or buy to let investor.

£230,000

John German

This contemporary, recently constructed three-bedroom semi-detached residence is perfect for first-time buyers and astute investors. It is beautifully presented and well maintained with a larger than average rear garden, uPVC double glazing and gas central heating. With convenient off-street parking, it's ideal for those seeking both functionality and accessibility.

A composite door opens into the entrance hallway which has a staircase to the first-floor. The guest bedroom is fitted with a pedestal wash hand basin with chrome mixer tap over with tile splashback, low-level WC, electric extractor fan and window to front.

Also off the hall is the good sized lounge/diner with a useful under stairs storage cupboard and doors to the rear patio. An opening leads to the contemporary fitted kitchen with a stylish range of base, drawer and wall units with under unit lighting and contrasting work surfaces with an inset one and a half stainless steel sink and adjacent drainer set below a front facing window. Integrated appliances include a dishwasher, fridge freezer, double AEG electric fan assisted oven and grill, four ring AEG gas hob with matching extractor fan canopy. The kitchen also houses the Ideal combination boiler, concealed in one of the wall units.

On the first floor landing there is loft hatch access and doors to the bedrooms and bathroom. The front facing master bedroom has useful built-in mirrored wardrobes with sliding doors, a useful over stairs storage cupboard and its own ensuite fitted with a white three piece suite, ladder style heated towel rail, electric extractor fan, shaver point and modern grey tiling.

There are two further bedrooms overlooking the rear garden, one of which has a useful wardrobe/storage cupboard. Completing the first floor is the family bathroom having contemporary tiling and a white three piece suite.

Outside to the rear of the property is a larger than average garden having a paved patio, adjacent lawn plus an additional slightly raised Indian stone seating area. The garden is enclosed by timber fencing and also has a useful timber shed.

To the side of the property is a tarmac driveway providing off street tandem parking for two vehicles.

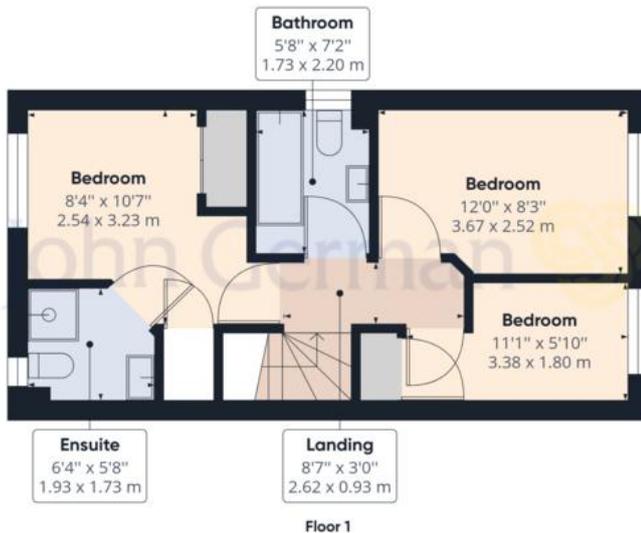
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/22092023

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band C



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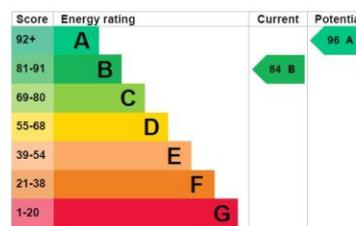
**Approximate total area<sup>(1)</sup>**  
 788.04 ft<sup>2</sup>  
 73.21 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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#### Agents' Notes

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#### Referral Fees

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